

**MINUTES
CARBONDALE BOARD OF TRUSTEES
VIRTUAL WORK SESSION
APRIL 20, 2021**

Mayor Richardson called the March 16, 2021 virtual work session to order at 6:00 p.m.

ROLL CALL:

Present
Mayor
Trustees

Dan Richardson
Lani Kitching
Marty Silverstein
Luis Yllanes
Ben Bohmfalk
Erica Sparhawk

Arrived After Roll Call

Heather Henry

Staff Present:

Town Manager
Town Clerk
Parks & Recreation Director
Recreation Center Manager
Public Works Director

Jay Harrington
Cathy Derby
Eric Brendlinger
Jessi Rochel
Kevin Schorzman

REVIEW OF COMMERCIAL GREEN BUILDING CODE

Consultant Jeff Dickinson of Biospaces Energy Consulting has been working on the updates to the Commercial Green Building Code. The purpose of this discussion is to review the recommendations for: renewable energy requirements, beneficial electrification for commercial, residential and Town buildings, incentives for going beyond the Code energy saving requirements, and IGCC 2018 amendments.

The Town's goal is to be net zero by 2030. Discussion ensued on the net zero building definition.

Jeff explained that when they were writing the renewable energy requirements they considered: physical space limitations for the building site, PV limitations for the roof area, availability of off-site options, tracking of contracts for Renewable Energy Contracts, and the greening of the grid.

Beneficial electrification results in the elimination of natural gas from buildings. Jeff is proposing to phase in the requirements. There would be exceptions for process load, cooking and fireplaces. Beneficial electrification technology is developing. Jeff is proposing that buildings be electric ready – design electrical capacity for future adaption to 100% electric. The next UDC update will include electric vehicle requirements.

The incentives proposed for those who go above and beyond the Code in conserving energy include: rebates, permit fee reductions, faster review process, simplify Code requirements, and penalize the installation of gas lines.

Mayor Richardson opened the discussion to public comment:

John Krousouloudis (John K.) stated that we need to get renewable power to the Town grid. House to house requirements are inefficient. Turn off the gas and make sure new power has renewable resources. We also need a reliable grid.

Katharine Rushton questioned the definition of off-site. If the goal is to reduce emission where do we off-set it i.e. a local windfarm vs. an out-of-state windfarm. As the grid greens the percentage of renewables they produce on site can be influenced by the grid so on-site wouldn't be as burdensome.

Pat Hunter stated that natural gas is used primarily for heating. Typically a new building will be heating by electricity and the technology will keep improving.

Should we prioritize on-site renewables vs. off-site renewables? Trustee Yllanes stated that he supports penalizing off-site renewables.

Katharine stated that if the investment is in a community solar garden on our grid we wouldn't need to penalize. Investing in off-site isn't worse – you just need to make sure that it happens.

Pat Hunter informed the Board that Aspen currently has an electrification project – they have a microgrid at the airport and public works. They are using a new solar site in Woody Creek. It's off-site, but it's on the grid.

John K. stated he would rather have utilities provide renewable energy for us to use. They are responsible for the maintenance, etc. He looked at putting solar on his house but he would need to maintain the panels and it's expensive. Mayor Richardson noted that Holy Cross wants us to produce some energy.

How do we encourage beneficial electrification? Offer incentives (listed above).

Mayor Richardson asked what does the 25% renewable do to the cost of construction? He noted that the Town needs to practice what it preaches.

Trustee Bohmfalk stated that he would like to allow gas for cooking in 2030.

Discussion ensued on the IGCC 2018 amendments.

Jay noted that invasive species and reclaimed water collection are not applicable to Carbondale.

Frosty Merriott stated that new construction should be made aware of future energy goals and they should design electrical capacity for future adaption.

Mayor Richardson stated that it has been suggested that the Code be updated every three years but he feels it is too frequent and it should be updated every six years. Mayor Richardson stated that it is very expensive to build an electric building and we need to have an understanding of what it costs.

John K. asked if the Town is going to engage in public outreach on the goals and changes? Yes, will have webinars and we a have a communication consultant who addresses policy changes.

PARKS AND RECREATION COMMISSION (P & R) CHECK-IN

Eric Brendlinger stated P&R would like to discuss five items tonight: budgeted projects, Section 7 of the Municipal Code re: Rules and Bylaws, dogs in the park issues, a new pocket park and Gateway RV Park fee increase.

Budgeted Projects

Jay told the Board that the Town was informed today that we did not receive the FMLD mini grants for park improvements. He noted that we will continue to see a lack of FMLD funding and we shouldn't depend on FMLD grants in the future.

Trustee Bohmfalk inquired about the Fishing is Fun Grant and asked if they will be able to build the ADA access point in 2021? If we phase the work will it prevent access to the in-river work? Eric stated that we have time limits as to when we need to spend the money. The consultants would like to do all of the work at once.

Trustee Bohmfalk stated that the Town is need of a dump station.

Dogs in the Park Issues

Eric stated that staff has received multiple calls regarding people disrespecting the no dog rule in Sopris Park. The P&R Commission has discussed undertaking a public information campaign about park rules because there are a lot of new people in town. They have also discussed creating a color-coded map for on/off leash parks. Enforcement also needs to increase and new signs need to be installed in some parks.

Trustee Henry joined the meeting.

Section 7 of the Municipal Code

P & R Chair Hollis Sutherland proposed that the Code be amended to include the following: increase the number of Commissioners by 1 alternate, eliminate the secretary position, and create term limits for Chair and Vice-Chair. The Board stated that the Commission should come back with a written proposal.

Pocket Park Donation

A Graceland Drive resident has created a beautifully landscaped pocket park and they would like to donate it to the town. The park provides a good connection to senior housing. Jay stated that this is a unique opportunity. Parks staff will look at the park and will give an estimate of the time and expense it will take to maintain the park.

Gateway RV Park Increase in Fees

Eric explained that one of the P & R Commissioners frequents various RV parks and he told the Commission that he believes that the Gateway RV Park fees are too low. Staff will analyze raising the fees.

8TH STREET OPTIONS

At the last meeting the Trustees chose Option A over the Bike Pedestrian Trails Commission's (BPTC) recommendation of Option B. Staff has asked the Board to make decisions on the six remaining design items.

Mayor Richardson opened the discussion to public comment.

Niki Delson stated that at the last meeting Trustee Bohmfalk said that the Trustees rarely go against a Commission's recommendation. Niki said the BPTC made the decision to recommend Option B to accommodate the needs of bikers, pedestrians, and trails. What was chosen is not bike friendly. There is no accommodation in design that would make an inexperienced biker feel safe. She continued, maybe it's not a multi-modal route because it can't accommodate all of the multi-modal needs. She asked if there was something that the BPTC missed – maybe they misunderstood the Board's request.

Trustee Bohmfalk responded that the Trustees did not reject or ignore the BPTC's recommendation. The strategy of Option A is parking slows cars down.

Design Decisions

Item #1 Roadway lane width – the Board agreed on ten-foot driving lanes

Item #2 Parking lane(s) width – the Board agreed on eight foot parking lanes and the street should be delineated with stripping, etc.

Item #3 Sidewalk width – 6 feet attached sidewalks – it was suggested that this could be decided once the survey has been completed - it’s imperative to protect heritage trees

Item #4 Buffer/no buffer between sidewalk(s) and curb – attached sidewalks

Item #5 Buffer Area Treatment – no buffer

Item #6 Consistent design north and south of the Rio Grande Trail – construct the north part first – on the south maybe add a bulb out (for traffic calming), stripping – don’t rip out existing sidewalk, clean up the mailboxes

The Board suggested that the BPTC and the Tree Board should look at the final design.

ADJOURN

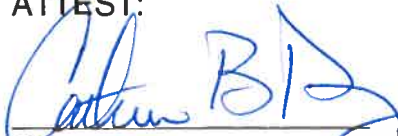
The April 20, 2021 work session adjourned at 8:57 p.m. The next regularly scheduled meeting is April 27, 2021 at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Cathy Derby, Town Clerk

